

RESIDENTIAL GREEN BUILDING RECOMMENDATIONS

New Construction: Single Family & Duplex (new or reconstructed dwellings)

Rating System:	Green Point Rated New Homes or demonstrated equivalent (e.g., LEED for Homes or Passive House)	
Minimum Requirements:	500 - 2,500 sq. ft.	75 points
	2,500 - 4,000 sq. ft.	100 points + 17% better than Title 24
	4,000 - 5,500 sq. ft.	125 points + 20% better than Title 24
	5,500 - 7,000 sq. ft.	150 points + 30% better than Title 24
	Over 7,000 sq. ft.	200 points + net zero energy (using state definition)
	All projects: Preplumbed and prewired for future photovoltaics, solar hot water and electric vehicle outlet, with an exception process	
Verification:	Third-party GreenPoint Rater verifies checklist submittal, inclusion in building permit plans and field inspection. GreenPoint Rated certification through Build It Green required.	

New Construction: Multi-Family (new or reconstructed dwellings)

Rating System:	Green Point Rated Multi-Family or demonstrated equivalent (e.g., LEED for Homes or Passive House)	
Minimum Requirements:	Less than 1,000 sq. ft. ave. unit size	60 points
	1,000 - 1,200 sq. ft. ave. unit size	75 points
	Over 1,200 sq. ft. ave. unit size	75 points + 20% better than Title 24
	All projects: Preplumbed and prewired for future photovoltaics, solar hot water and electric vehicle outlet, with an exception process	
Verification:	Third-party GreenPoint Rater verifies checklist submittal, inclusion in building permit plans and field inspection. GreenPoint Rated certification through Build It Green required.	

Additions and Remodeling: Single Family and Duplexes

Rating System:	Green Point Rated Existing Home or demonstrated equivalent	
Minimum Requirements:	Less than \$25,000 valuation	Minimum requirements for specified project types (e.g., water heater replacement, furnace replacement, kitchen and bath remodels, etc.) <i>[specific proposals being developed]</i>
	Less than 500 sq. ft. or \$25,000-\$100,000 valuation	In addition to requirements above: Submittal of GPR Existing Home Checklist and completion of HERSII or BPI audit prior to permit application
	500 - 750 sq. ft. or \$100,000 – \$150,000	25 points – GPR Existing Home Checklist (Elements)
	750 - 1,000 sq. ft. or \$150,000-\$200,000	35 points – GPR Existing Home Checklist (Elements)
	Over 1,000 sq. ft. or \$200,000 valuation or Major Remodel*	50 points – GPR Existing Homes Checklist (Whole House) and 20% improvement in HERSII or BPI audit results
	Defined project types (e.g., new water heater, new electric panel, etc.): Preplumbed and prewired for future photovoltaics, solar hot water and electric vehicle outlet, with an exception process	
Verification:	<p>Projects below \$20,000 valuation: City building department plan check.</p> <p>Projects above \$20,000 valuation: Third-party GreenPoint Rater verifies checklist submittal, inclusion in building permit plans and field inspection.</p> <p>Projects over 1,000 sq. ft. or \$200,000: Same as above plus GreenPoint Rated certification through Build It Green.</p>	

NON-RESIDENTIAL GREEN BUILDING RECOMMENDATIONS

New Construction or Major Remodels*

Rating System:	LEED New Construction or Core & Shell or demonstrated equivalent (e.g. Passive House)	
Minimum Requirements:	2,000 - 5,000 sq. ft.	Meet Prerequisites and submittal of completed checklist (no min. points required)
	5,000 - 25,000 sq. ft.	LEED Silver with minimum 16% above Title 24
	25,000 - 50,000 sq. ft.	LEED Silver with minimum 20% above Title 24
	Over 50,000 sq. ft.	LEED Gold with minimum 20% above Title 24
	All projects: Preplumbed and prewired for future photovoltaics, solar hot water and electric vehicle outlets, with an exception process	
Verification:	Third-party LEED Accredited Professional with additional certification (GreenPoint Rater, Building Performance Institute, etc.) verifies checklist submittal, inclusion in building permit plans and field inspection. Projects over 25,000 sq. ft.: Same as above plus US Green Building Council certification	

Tenant Improvements and Minor Alterations

Rating System:	LEED Commercial Interiors or Operations & Maintenance or demonstrated equivalent	
Minimum Requirements:	500 – 5,000 sq. ft.	Voluntary compliance with the following Prerequisites: WE P1 (Water Efficiency) EA P1 (Fundamental Commissioning of Energy Systems) EA P2 (Minimum Energy Performance) EA P3 (Fundamental Refrigerant Management) MR P1 (Storage & Collection of Recyclables) IEQ P1 (Minimum Indoor Air Quality Performance) IEQ P2 (Environmental Tobacco Smoke Control) Voluntary compliance with the following Credits: EA C1.1 (Optimize Energy Performance – Lighting Power) EA C1.2 (Optimize Energy Performance – Lighting Controls) EA C1.3 (Optimize Energy Performance – HVAC) EA C1.2 (Optimize Energy Performance – Equipment and Appliances)
	5,000 – 25,000 sq. ft.	Same as above, but Required.
	Over 25,000 sq. ft.	LEED Silver
Verification:	Projects over 5,000 sq. ft.: Third-party LEED Accredited Professional with additional certification (GreenPoint Rater, BPI, CEPE, CEA, etc.) verifies checklist submittal, inclusion in building permit plans and field inspection.	

* Major Remodel = Projects involving modification of 50% or more of existing floor area where interior finishes are removed and significant upgrades to structural and mechanical, electrical and/or plumbing systems are proposed.

GPR = GreenPoint Rated

HERSII = California Home Energy Rating System (California Energy Commission)

BPI = Building Performance Institute, Inc.

CEPE = Certified Energy Plans Examiner

CEA = Certified Energy Analyst